

7th March 2023

Kim Rawlings
C/- onfire40@gmail.com

Dear Kim,

RE: Kerb side market appraisal of 2/488 Danes Street, Lavington NSW 2641

Thank you for the opportunity to provide you with a kerb side market appraisal for the above-mentioned property.

It is our opinion that the property would realise approximately **\$290,000 to \$320,000** in the current market.

This opinion has been based on what other similar properties have sold for in the immediate area in recent times and with the current market conditions, which we have included in a report for you.

It is difficult to give an accurate market value from the kerb side, as we are unaware what features and condition the property offers. To provide a more accurate market appraisal we would require internal access.

Should you have any queries, please do not hesitate to contact us.

Yours faithfully,



Michael Buchanan
Sales Consultant

SERVICE GUARANTEE

At Rudy Yonson Real Estate we are very proud of our local reputation and the quality of our service.

Our commitment to you is such that we offer this unique, unconditional guarantee of service.

NO ifs, NO buts, NO excuses....

We ask only that you give us just 48 hours to remedy any problem you have with us.

After 48 hours if we don't fix the problem to your satisfaction we agree to cancel our Agency Agreement on the spot.

Should the vendors be unhappy with the agents performance at any time during the period of the Agency Agreement: The vendor shall give the Agent 48 hours to remedy the problem, then after 48 hours, should the problem not be remedied to the vendor's satisfaction, the vendor may cancel the Agency Agreement.

I, Rudy Yonson (the Principal) hereby guarantee that pursuant to the exclusive Agency Agreement between **Kim Rawlings** and the agent representing Rudy Yonson Real Estate in respect to the property at **2/488 Danes Street, Lavington NSW 2641**



Agent: Michael Buchanan

Date: 7th March 2023

Market Appraisal



2/488 DANES STREET LAVINGTON NSW 2641

Prepared on 7th March 2023



Michael Buchanan
Rudy Yonson Real Estate

885 Mate Street
NORTH ALBURY NSW 2640

m: 0422 014 771
w: 02 6040 6818
michael@rudyyonson.com.au


Your Property


2/488 DANES STREET LAVINGTON NSW 2641

2 

1 

1 

791m² 

67m² 



Your Property History

- 21 May, 2015** - Sold for \$180,000
- 20 Feb, 2015** - Listed for sale at \$185,000
- 10 Feb, 2015** - Listed for rent at \$240 / week
- 5 Jul, 2006** - Sold for \$152,000
- 4 Jun, 2006** - Listed for sale at \$165,000
- 1 Nov, 1980** - Sold for \$0

Property description for
2/488 Danes Street, Lavington NSW 2641

Property description –

2 bedroom brick veneer unit with only 2 on the block.

The property features –

- 2 bedrooms
- Built-in robes in both bedrooms
- Front lounge room
- Functional kitchen with electric stove, big servery, great storage, and adjacent meals dining area
- Separate bathroom with shower and vanity
- Separate laundry
- Large side block
- Single lockup garage

Professional fees –

Our professional fee would be 2.75% plus GST of the sale price.

For example:

Price	Fees
\$290,000	\$7,975.00
\$300,000	\$8,250.00
\$305,000	\$8,387.50
\$310,000	\$8,525.00
\$320,000	\$8,800.00

Please note, that there is a 10% GST payable on our fees.

Our database consists of an extensive record of buyer registrations. This greatly assists us with matching suitable clients to your property, assuring you of a satisfactory result.

Your Property

2/488 DANES STREET LAVINGTON NSW 2641



Appraisal Price Range

\$290,000 - \$320,000 - this price range is based on a kerb side market appraisal

Our Opinion

Based on our knowledge of the local market and more specifically our understanding of recent comparable sales, it is our opinion that your property could achieve a sale price in the above-mentioned range (depending on the final presentation of the property).

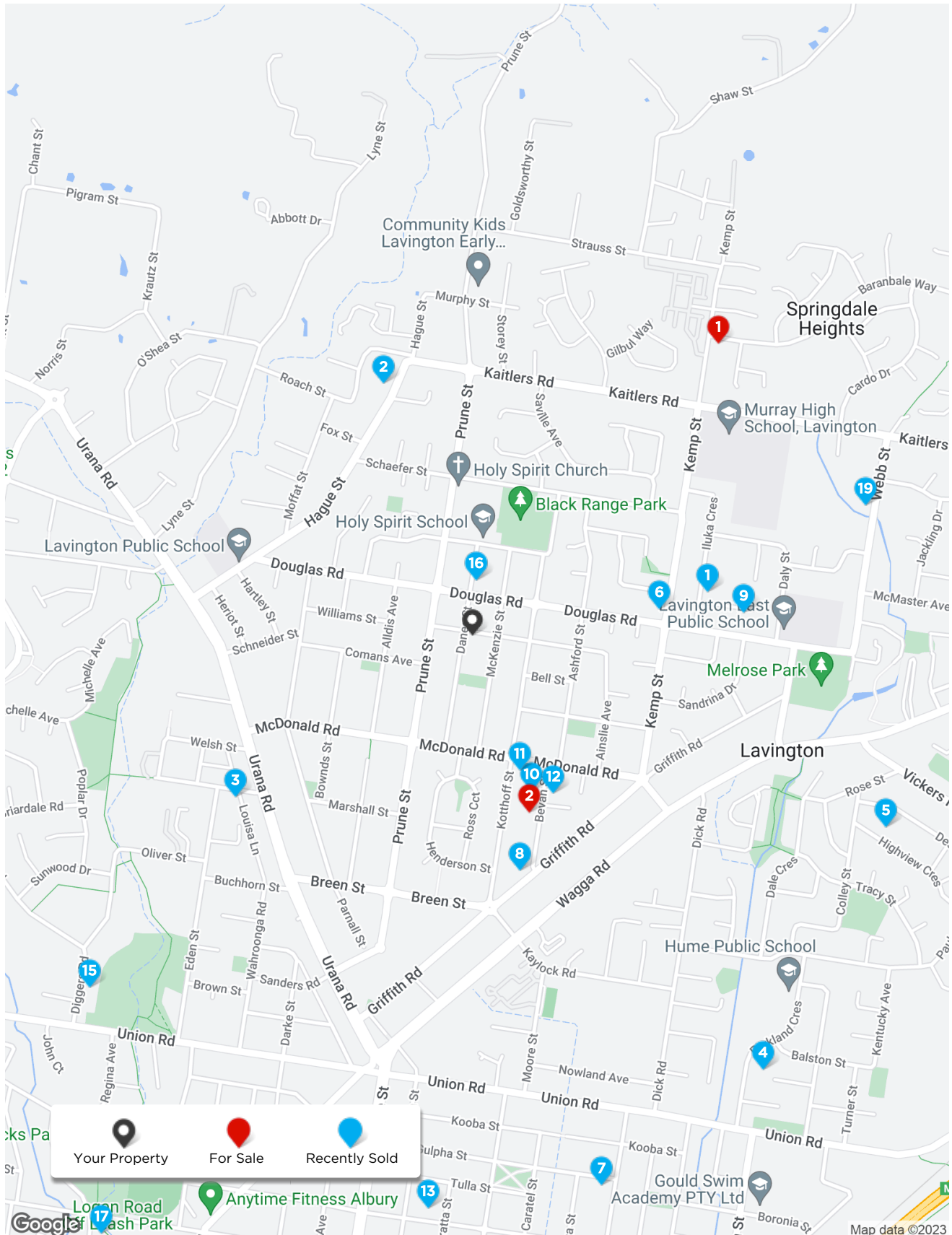
Method of sale -

We believe the best method of sale for your property would be by 'private treaty' with a fixed price.































Marketing your property -

We have a selection of marketing packages available. The packages and pricing are tailored to suit your individual requirements. Our marketing programs are designed to deliver maximum advertising exposure to your property.

Comparables Map: Sales & Listings

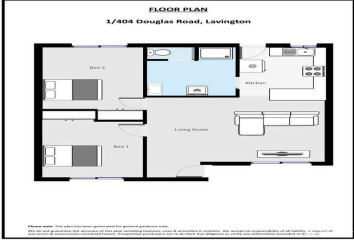






Recent Sales

1	2/2 RACHEL COURT LAVINGTON NSW 2641		 2  1  1  691m ²  76m ²	Sold Price	\$334,000
			Year Built 1980	DOM	15
			Sold Date 02-Dec-22	Distance	0.77km
			First Listing \$338,000		
			Last Listing \$338,000		
2	3/585 HAGUE STREET LAVINGTON NSW 2641		 2  1  1  332m ²  71m ²	Sold Price	\$355,000
			Year Built 1980	DOM	77
			Sold Date 13-Sep-22	Distance	0.85km
			First Listing Auction Saturday 30th July at 12pm		
			Last Listing \$355,000		
3	1/573 HEATHWOOD AVENUE LAVINGTON NSW 2641		 2  1  2  191m ²  126m ²	Sold Price	\$300,000
			Year Built 2009	DOM	81
			Sold Date 25-Nov-22	Distance	0.92km
			First Listing \$329,000		
			Last Listing \$329,000		
4	2/331 CHRISTOPHER COURT LAVINGTON NSW 2641		 3  1  1  1,141m ²  77m ²	Sold Price	\$330,000
			Year Built 1979	DOM	84
			Sold Date 15-Nov-22	Distance	1.68km
			First Listing \$369,000		
			Last Listing \$349,000		
5	1/300 HIGHVIEW CRESCENT LAVINGTON NSW 2641		 2  1  1  821m ²  102m ²	Sold Price	\$310,000
			Year Built 1980	DOM	27
			Sold Date 09-Jan-23	Distance	1.47km
			First Listing \$310,000		
			Last Listing \$310,000		

DOM = Days on market RS = Recent sale UN = Undisclosed Sale * This data point was edited by the author of this CMA and has not been verified by CoreLogic

Recent Sales

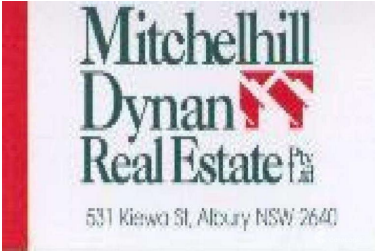





























6	1/404 DOUGLAS ROAD LAVINGTON NSW 2641		2 1 1 1 917m ² Year Built 1969 Sold Date 16-Feb-23 First Listing \$267,000 Last Listing \$267,000	66m ² DOM 8 Distance 0.61km	Sold Price ^{RS} \$262,000
7	3/1059 CALIMO STREET NORTH ALBURY NSW 2640		2 1 1 1 223m ² Year Built 2006 Sold Date 09-Dec-22 First Listing \$355,000 Last Listing \$355,000	108m ² DOM 31 Distance 1.82km	Sold Price \$345,000
8	3/393 GRIFFITH ROAD LAVINGTON NSW 2641		2 1 1 1 - Year Built 1950 Sold Date 18-Jan-23 First Listing ONLINE AUCTION Last Listing \$299,999	112m ² DOM 106 Distance 0.78km	Sold Price \$290,000
9	1/13 RACHEL COURT LAVINGTON NSW 2641		2 1 1 1 700m ² Year Built 1995 Sold Date 02-Feb-23 First Listing \$355,000 Last Listing \$355,000	94m ² DOM 102 Distance 0.88km	Sold Price \$365,000
10	2/425 BEVAN STREET LAVINGTON NSW 2641		2 1 1 1 1,614m ² Year Built 1978 Sold Date 18-Nov-22 First Listing \$309,000 Last Listing \$309,000	98m ² DOM 52 Distance 0.54km	Sold Price \$320,000

DOM = Days on market RS = Recent sale

UN = Undisclosed Sale

* This data point was edited by the author of this CMA and has not been verified by CoreLogic

Recent Sales

























11	3/432 KOTTHOFF STREET LAVINGTON NSW 2641		 2  1  1  2,023m ²  70m ²	Sold Price	\$270,000
			Year Built 1980 DOM -		
			Sold Date 14-Dec-22 Distance 0.46km		
			First Listing -		
			Last Listing -		
12	2/4 KAMBORA COURT LAVINGTON NSW 2641		 2  1  1  652m ²  75m ²	Sold Price	\$285,000
			Year Built 1975 DOM 50		
			Sold Date 09-Nov-22 Distance 0.58km		
			First Listing \$299,000		
			Last Listing \$299,000		
13	306-308 WANTIGONG STREET NORTH ALBURY NSW 2640		 2  1  1  841m ²  -	Sold Price ^{RS}	\$320,000
			Year Built - DOM 20		
			Sold Date 26-Sep-22 Distance 1.85km		
			First Listing CONTACT AGENT		
			Last Listing CONTACT AGENT		
14	1/1066 WAUGH ROAD NORTH ALBURY NSW 2640		 3  1  1  283m ²  101m ²	Sold Price	\$320,000
			Year Built 1959 DOM 180		
			Sold Date 20-Dec-22 Distance 1.7km		
			First Listing \$179,000		
			Last Listing \$174,888		
15	2/312 DIGGERS ROAD LAVINGTON NSW 2641		 2  1  1  265m ²  75m ²	Sold Price	\$340,000
			Year Built 2008 DOM 24		
			Sold Date 14-Dec-22 Distance 1.67km		
			First Listing FOR SALE		
			Last Listing FOR SALE		

DOM = Days on market RS = Recent sale

UN = Undisclosed Sale

* This data point was edited by the author of this CMA and has not been verified by CoreLogic

Recent Sales

16	1/484 DOUGLAS ROAD LAVINGTON NSW 2641		 2  2  1  820m ²  85m ²	Sold Price	\$292,500
	Year Built	1980	DOM	17	
	Sold Date	11-Nov-22	Distance	0.17km	
	First Listing	\$280,000 - price guide			
	Last Listing	\$280,000 - price guide			
17	1/982 FAIRVIEW DRIVE NORTH ALBURY NSW 2640		 -  2  1  962m ²  105m ²	Sold Price	\$290,000
	Year Built	-	DOM	101	
	Sold Date	25-Nov-22	Distance	2.26km	
	First Listing	\$339,000			
	Last Listing	\$309,000			
18	6/949 FAIRVIEW DRIVE NORTH ALBURY NSW 2640		 2  1  1  256m ²  -	Sold Price	\$303,000
	Year Built	1980	DOM	23	
	Sold Date	30-Sep-22	Distance	2.45km	
	First Listing	\$299,000			
	Last Listing	\$299,000			
19	1/567 WEBB STREET LAVINGTON NSW 2641		 3  2  1  248m ²  126m ²	Sold Price	\$350,000
	Year Built	-	DOM	28	
	Sold Date	25-Oct-22	Distance	1.33km	
	First Listing	ONLINE AUCTION			
	Last Listing	Not Disclosed			

DOM = Days on market RS = Recent sale

UN = Undisclosed Sale






* This data point was edited by the author of this CMA and has not been verified by CoreLogic

Comparable Listings

1

5/215 BARANBALE WAY SPRINGDALE HEIGHTS NSW 2641








 2  1  1  2,255m²  76m²
 Year Built 1985 DOM 81 days
 Listing Date 16-Dec-22 Distance 1.22km
 Listing Price \$270,000-\$285,000

2

10/413 BEVAN STREET LAVINGTON NSW 2641



 3  1  1  225m²  92m²
 Year Built 1990 DOM 202 days
 Listing Date 17-Aug-22 Distance 0.6km
 Listing Price \$295,000

Disclaimer

Contains property sales information provided under licence from the Land and Property Information ("LPI"). RP Data Pty Ltd trading as CoreLogic is authorised as a Property Sales Information provider by the LPI.

The Appraisal Amount contained in the report may have been manually provided by the Agent; or may be based on an automated valuation model estimate provided by CoreLogic ('AVM Estimated Value'). AVM Estimated Values are current at the date of the publication only. It is computer generated and is not a professional appraisal of the subject property and should not be relied upon in lieu of appropriate professional advice. The accuracy of the methodology used to develop the AVM Estimated Value, the existence of the subject property, and the accuracy of the AVM Estimated Value and all rule sets provided are estimates based on available data and are not guaranteed or warranted. CoreLogic excludes all liability for any loss or damage arising in connection with the Appraisal Amount and/or AVM Estimated Value.

Whilst all reasonable effort is made to ensure the information in this publication is current, CoreLogic does not warrant the accuracy or completeness of the data and information contained in this publication and to the full extent not prohibited by law excludes all for any loss or damage arising in connection with the data and information contained in this publication.